Karen Johnson
Batch # 1356025
12/10/2025 11 57 25 AM
Fees $13 00 Taxes $1,979 50
Davidson County
DEEDWARR
2 pgs
20251210-0098198

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152825** JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $535,000 00. Affiant Subscribed and sworn to before me, this 8th day of December, 2025. Notary Public My Commission Expires 03/16/26

WARRANTY DEED

Address New Owner: William Haynes, Jr., 725 Harpeth Parkway West Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ ZILLOW HOME LOANS 2600 MICHELSON DR #1201 IRVINE, CA 92612	Tax Information: Tax Parcel ID No 142 14 0 033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James G. Reese Jr. and Alicia F. Reese, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Haynes, Jr., a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of SECTION 1, HARPETH VALLEY PARK, of record in Plat Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Alicia F Reese and husband, James G. Reese, Jr., by Warranty Deed from Robert C. Cottle, Jr and wife, Elizabeth C Cottle, of record in Instrument No 20050405-0036795, in the Register's Office of Davidson County, Tennessee, dated March 31, 2005, and recorded on April 05, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, HARPETH VALLEY PARK, as recorded in Plat Book 3600, Page(s) 93 and 94.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858.

Covenants, Conditions and Restrictions as set forth in Owner's Certificate and Restrictive Covenants recorded in Book 3866, Page 656.

This is improved property located at 725 Harpeth Parkway West Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2025.

James G Reese Jr.

Alicia F. Reese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James G Reese Jr and Alicia F Reese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 8th day of December, 2025

Notary Public
My Commission Expires _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026

Return to:
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-725